

**Margate City Planning Board  
Minutes  
December 18, 2014**

**1. Chairman Richard Patterson called the meeting to order at 7pm.**

**2. Flag Salute**

**3. Roll Call**

Present

Tom Collins  
Clem Wasleski  
Mike Richmond  
James Galantino  
Margaret Guber-Nulty  
Michael Cristaldi  
Craig Palmisano  
David Carter  
Despina Hess  
Joseph DiGirolamo  
Rich Patterson

Absent

Commissioner Taube  
Remy Pelosi

Jackie Zarrillo, Court Reporter  
Roger Rubin, Zoning Officer  
Johanna Casey, Board Administrator  
Stanley L. Bergman, Jr., Esq., Solicitor

**5. Procedure**

Chairman Patterson announced that the meeting was being held in accordance with due public notice thereof and pursuant to the N.J. State “Sunshine” Law, which governs all public meetings. He also advised the applicants to sign forms at the end of their approval regarding mercantile licenses and building permits.

**6. Minutes**

The minutes of November 20, 2014 were received, on the motion of Mr. Galantino; seconded by Mr. Wasleski, and unanimously approved.

**7. Resolutions & Decisions:** The following Resolutions were approved unanimously when received on motion by Mr. Collins, seconded by Mr. Galantino: #51-2014: Mark Arbeit and Terrance Tannehill; #52-2014: Gene Levinstein.

The Steven Richman case has been settled and was therefore withdrawn.

Mr. Baylinson, attorney for the Margate Investment Group, informs the Board that the application is being withdrawn and a letter will be submitted for the files.

- 8. BEN CHAPMAN:** 8 BAYSHORE COURT – BLOCK 1005 – LOT 25 in the S-40 district to grant C variances for front setback, pool setback, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Margaret Guber-Nulty recuses herself.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

Mike Richmond is present.

Keith Davis, attorney for the applicant presents his case.

Harry S. Harper, Professional Architect, and Ben Chapman, property owner, are sworn in.

Harry Harper reviews the plans and the variances requested. He agrees that the conditions of the easement will be kept. The visual impact to the neighbors will be positive. The pool will be buffered with shrubs and fence in the rear.

Open to the Board.

Mr. Wasleski would like to see landscaping across the rear.

Mr. Richmond inquires as to the location on the pool equipment.

Mr. Chapman informs the Board that he will be the contractor for the project.

Public portion is open.

Mr. William Frambes, 7904 Lagoon Drive is sworn in and request he pool be located at the ten foot setback.

D. William Subin, 7 Bayside Court, is sworn in and speaks in favor of the pool, and the variance for fence.

Ken Grossman, 6 Bayside Court, is sworn in and inquires as to the type of foundation. He is in favor of the project.

Public portion is closed.

Mr. Wasleski inquires as to the landscaping.

Ms. Hess inquires as to pool location.

Mr. Galantino requests that the garage foundation be two feet from the property line.

Motion to approve the C variances with conditions requiring revised plans was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano and Patterson. Nays - none.

- 9. THOMAS E. REYNOLDS – 201 N NASSAU AVE. – BLOCK 414 - LOT 11 in the S-25 district to grant C variances for: left setback, rear setback, building height and spiral staircase to the second floor, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

James Swift, attorney for the applicant presents his case.

Christina Buendicho, Licensed Architect, is sworn in and explains the plans.

Mr. Thomas Reynolds, property owner, is sworn in and gives testimony as to the improvement to the neighborhood

Open to the Public.

Public portion is closed.

Mr. Rubin reviews the conditions.

Motion to approve the variances with condition requiring revised plans was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, five in the affirmative and two in the negative. Ayes; Collins, Richmond, Galantino, Guber-Nulty, and Patterson. Nays – Wasleski and Cristaldi.

- 10. EAST SHORE DEVELOPMENT COMPANY, LLC – 111 S NASSAU AVE. BLOCK 14 – LOT 6 in the S-30 district to grant C variances for rear setback, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Margaret Guber-Nulty recuses herself.

Roger Rubin, Zoning Officer, is sworn in and reads his review.

Chris Baylinson, attorney for the applicant, presents his case.

Jon Barnhart, Licensed Professional Planner, is sworn in and describes the application.

Mr. Patterson inquires as to the ceiling height and grade of the property.

Open to the Board.

Open to Public.

Larry Bunis, 4 Anders Drive Cherry Hill, NJ, is in favor of the project.

Public Portion is closed.

Mr. Rubin explains the elevation in reference to crawl space verses concrete slab.

There are no conditions.

Mr. Bergman reviews the C variance.

Motion to approve the C variances was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano and Patterson. Nays - none.

**11. ALBERT AND DIANE ZOTTI – 110 N VENDOME AVE. BLOCK 323 – LOT 7 in the S-30 district to grant C variances for side and rear setbacks, and minimum landscape area. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Roger Rubin, Zoning Officer, is sworn in and reads his review.

Chris Baylinson, Attorney for the applicant, presents his case.

Jon Barnhart, Licensed Professional Planner, explains the application.

Mr. Collins inquires as to replacing evergreens with lower shrubs.

Mr. Wasleski inquires as to putting grass behind the pool.

Albert Zotti, property owner, is sworn in and gives testimony as to his wife's need for aquatic therapy.

Public portion is open.

William Jacovini, 112 N Vendome Ave., is sworn in and speaks in favor of the variance.

Public portion is closed.

Mr. Rubin reviews the conditions and revised plans are needed.

Motion to approve the C variances was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, and Patterson. Nays - none.

- 12. RAY SCOTT BONAR – 221 N DECATUR AVE. – BLOCK 425 – LOT 148 in the WSD district for alteration of commercial building by adding an apartment above. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Roger Rubin is sworn in and reads his review.

Chris Baylinson, attorney for the applicant presents his case.

Peter Weiss, architect, is sworn in and describes the plans.

Open to public.

James Duncan, 4 S Adams Ave., is in favor of the application.

Public portion is closed.

Motion to approve the site plan and C variances was put forth by Mr. Collins and Mr. Wasleski seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, Palmisano, Carter, and Patterson. Nays - none.

**13. Public Participation**

**14. Other Business**

Mr. Rubin request action on the Master Plan to change the rear setback on pools from ten feet.

Mr. Collins expresses that whatever the change is the board should stick to the change.

Mr. Di Girolamo inquires as to it being five feet.

Ms. Hess request that the setback be six feet, the distance of a lounge chair or a man lying down.

Motion to change rear yard setbacks to change pool rear yard setbacks from ten feet to six feet with a mandatory six foot fence was set forth by Mr. Collins and seconded by Mr. Galantino.

The Board votes by way of unanimous voice that a draft be presented to the Governing body.

There being no further business, the motion to adjourn was made by Mr. Galantino and seconded by Mr. Collins and unanimously approved.

Full meeting is available on tape.  
Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator